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Waterbury, CT 06710
07-February-2011

Chairs, Sen. Edwin Gomes and Rep. Larry Butler and
Members of the Housing Committee
Room 011, Capitol Building
Hartford, CT 06106

Subject: Proposed S.B. No. 666 AN ACT CONCERNING THE MAINTENANCE OF CERTAIN
RENTAL PROPERTIES

Dear Members of the Housing Committee:

Thank you for taking the time to consider my proposed bill. I would have liked to have been present to describe the bill and to answer any questions about it in person, but I am unable to do so due to my current work assignment in Baltimore.

Self – reliance has always been a key virtue of the people of this nation. This trait has transcended the boundaries of all professions, from farmers and homesteaders to small business owners and landlords. Having the ability to perform one's own maintenance on one's property or business affords people a greater measure of self reliance.

The aim of this bill is to grant additional flexibility and latitude to small business owners, concerning the maintenance that they are permitted to perform on their buildings. It would allow the owners of residential rental properties in Connecticut, which are 4 units in size or smaller, to perform any and all of their own work and maintenance on their properties, including plumbing, electrical, and heating and cooling work, whether they are licensed professionals or not.

The author understands that there is a need to protect tenants and the general public against the dangers that may result from improperly – performed electrical and plumbing work, or other building maintenance. In the interest of public safety, the author therefore proposes that any property owner seeking to perform his or her own building maintenance possess at least one of the following credentials:

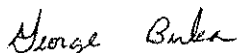
Either a 4 year college degree in engineering, technology, architecture, aviation, computer science, or other related technical field, or:

An automotive or aircraft airframe or powerplant mechanic's certificate, or equivalent.

People who have demonstrated the ability to acquire the above credentials also possess the technical aptitude and intellectual capacity to properly perform building maintenance, and to properly research any information they may need to properly perform such maintenance. The work would also have to be done by permit from the city, and be inspected by the local building inspector, as is currently required.

Passage of this bill would stimulate the economy by making the field of small residential real estate more attractive and affordable for both existing and potential new investors.

Thank you,



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